

## **PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD**

**MONDAY, AUGUST 20, 2001**

**3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II**

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members Bloomfield, Borys, Kreider, Senhauser, Spraul-Schmidt, Sullebarger and Wallace present. Members absent: Dale and Raser.

### **MINUTES**

The minutes of the August 6, 2001 meeting were approved (motion by Borys second by Kreider).

### **DOWNTOWN DEVELOPMENT VARIANCE AND CERTIFICATE OF APPROPRIATENESS, 349-353 WEST FOURTH STREET, WEST FOURTH STREET HISTORIC DISTRICT**

Staff member Caroline Kellam distributed drawings and summarized the staff report for this application for modifications to an existing City-owned parking lot within the Downtown Development (DD) district and the West Fourth Street Historic District. The DD guidelines require a four foot high wrought iron fence surrounding surface parking lots; West Fourth Street Historic District guidelines do not specifically address surface parking lots. Ms. Kellam said that the Central Avenue entrance to the lot will be closed and infilled with a split-face block to match the existing stepped planters. She said that no one attended a pre-hearing for this issue.

Mr. Michael Moore of the Department of Transportation was present to answer questions. He said the City Department of General Services is the owner of the lot and will maintain it. In answer to a question by Ms. Sullebarger, Mr. Moore said he thought the existing parking lot had been constructed prior to 1986 when the historic district was established.

### **BOARD ACTION**

The Board voted unanimously (motion by Sullebarger second by Spraul-Schmidt) to approve the staff recommendation to

1. Find that all conditions stipulated in 1443-507 of the Cincinnati Zoning code (Standards for Granting a Variance) as outlined in the staff report are met.
2. Grant a variance of Section 1443-408 (h) (Fencing of Surface Parking Lots) of the Cincinnati Zoning Code to waive the fencing requirement for surface parking lots.
3. Approve a Certificate of Appropriateness for the proposed parking lot improvements with the following conditions:
  - a) The parking lot and landscaping shall be kept free of debris and properly maintained, with vegetation replaced if necessary.
  - b) Any proposed signs, additional lighting or changes to the plans for the parking lot improvements at the southeast corner of Fourth Street and Central

Avenue shall be submitted to the Urban Conservator for final review and approval prior to issuing a Certificate of Appropriateness.

**NATIONAL REGISTER NOMINATION, JOHN HENRY WESTON HOUSE, 1321 MICHIGAN AVENUE**

Urban Conservator William Forwood summarized the staff report on this nomination for listing on the National Register of Historic Places. The Board will advise the OHPO prior to the application being considered on September 7, 2001. Mr. Forwood indicated that the property had been constructed as a single-family estate but was being nominated to the Register as a multi-family residential conversion. The nomination documents a pattern of such conversions city-wide at the time of World War I. Staff believed that the house had been sufficiently documented, but was concerned that the nomination should better establish the significance of the Weston House as a representative example of this development pattern. Mr. Forwood said that this context is necessary to properly evaluate the Weston House under Criterion A.

Ms. Margaret Warminski, who prepared the nomination form on behalf of Grandin Properties, Inc., was present to summarize the building history and answer questions. In response to Ms. Sullebarger, Ms. Warminski gave a chronology of the conversion and characterized the interiors as a mixture of architectural styles retaining some of the features of the original mansion (including Italianate woodwork, Eastlake hardware and detailing) as well as elements added at the time the building was converted into luxury apartments.

**BOARD ACTION**

The Board voted unanimously (motion by Sullebarger second by Spraul-Schmidt) to

1. Recommend the John Henry Weston House for listing in the National Register of Historic places, on the condition that the nomination be revised to demonstrate clearly that the John Henry Weston House meets the criteria for listing in the National Register of Historic Places as a significant example of typical adaptive reuse as the City of Cincinnati developed in the first quarter of the 20<sup>th</sup> century, incorporating former suburbs into the larger urban community.
2. Direct staff to forward the Board's findings and recommendations regarding this nomination to the Ohio Historic Preservation Office prior to the September 7, 2001 meeting of the Ohio Historic Site Preservation Advisory Board.

**UPDATE - DESIGNATION OF AN INTERIM DEVELOPMENT DISTRICT FOR THE MOHAWK AREA OF OVER-THE-RHINE**

At its August 6, 2001 meeting, the Board directed staff to prepare a designation study of the Mohawk area and requested that the Department of City Planning consider an IDC district for that neighborhood while that study was under way. Staff member Daniel Young reported that the request for the establishment of an IDC district will be presented to the City Planning Commission for consideration at its September 7, 2001 meeting. He also indicated that although she supports the historic district designation study, the Director of City Planning may not recommend the IDC to the

CPC. Her final recommendation to the Commission will be based on planning and zoning issues and her evaluation of the potential threat to buildings in the area.

**BOARD ACTION**

No official Board action was necessary.

**ADJOURNMENT**

As there were no other items for consideration by the Board, the meeting adjourned (motion by Bloomfield second by Wallace).

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William L. Forwood  
Urban Conservator

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John C. Senhauser  
Chairman

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Date